

C-B Analysis - Phoenix Block - April 2013-JSM04172013.x

Project Investments and Locational Information

Address, Location	
Project Name	Phoenix Building
Project Mailing Address	105 East Main Street

At Year #5	Cost / Benefit Return on Inv/
At Year #10	Cost / Benefit Return on Inv/
At Year #15	Cost / Benefit Return on Inv/

Project Information	
Total Project Investment	\$2,227,982
Estimated Value of Credit	\$527,495
Parcel Number(s)	31-349-01-00-185-000; 31-349-01-00-186-000; 31-349-04-
Current Value	\$205,100 0.0
Future Appraised Value	\$534,000 0.0
Tax Organization	SB SB = Small Business
Property Use	Residential
Construction, In Years	2

Local Tax Rates	
Corporate Franchise Tax	2.00
Muni Income Tax	2.00
School District Income Tax	0.00
Sales and Use Tax	
Personal Property	99.2500
Real Property, Residential	63.0617
Real Property, Commercial	68.1710

Development Inputs						
	Employment Construction FTEs	Wage	Operations, Tenant FTEs	Wage	Gross Receipts, Sales	
Year 1	80	\$23.00	7	\$15.08	\$66,000	\$48,600
Year 2	60	\$23.00	7	\$15.08	\$66,000	\$49,086
Year 3	0	\$0.00	8	\$15.38	\$66,000	\$49,577
Year 4	0	\$0.00	8	\$15.38	\$66,000	\$50,073
Year 5	0	\$0.00	8	\$15.38	\$66,000	\$50,573

Project Summary Metrics				
Discount Rate = 3.0	Construction Years	Value	Operations Years 5	
Total, in Current Dollars				
Total Value	\$689,137		\$400,875	\$98,191
Of The Above Value:				
Direct Revenue	2	\$137,712	\$57,732	
In-Direct Revenue	2	\$238,655	\$40,460	
One-Time Revenue	2	\$24,508	-----	
Total, in Current Dollars				
Total Value	\$600,816		\$384,013	\$84,721
Of The Above Value:				
Direct Revenue	2	\$131,754	\$49,878	
In-Direct Revenue	2	\$228,811	\$34,843	
One-Time Revenue	2	\$23,447	\$0	

Business Metrics		
estment	(\$58,761) (0.1114)	
estment	\$13,436 0.0255	
estment	\$73,321 0.1390	

Residential Occupants		
Number	Income	
10	\$8,376	
10	\$8,376	
10	\$8,627	
10	\$8,627	
10	\$8,627	

Year 10		Year 15	
\$195,089		\$288,262	
\$111,869		\$162,281	
\$83,220		\$125,981	
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\$156,918		\$216,803	
\$90,229		\$122,643	
\$66,689		\$94,159	
\$0		\$0	